



ARCHITECTURAL REVIEW COMMITTEE RESULTS

CITY HALL – STUDY SESSION ROOM
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234

DATE: JUNE 26, 2006

TIME: 3:00 P.M.

ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIRPERSON

ED GERLACH, VICE-CHAIRPERSON
ED SOUTHARD

JOHN HOLT
ALAN WATERS

CALL TO ORDER

Chairperson Culbertson called the meeting to order at 3:10 p.m.

ROLL CALL

All members were present.

CONFIRMATION OF THE AGENDA

PUBLIC COMMENTS

During this part of the meeting the public is invited to address the Architectural Review Committee on any matter not on the Agenda. If you wish to speak on an Agenda Item, please wait to be recognized under that item. **EXCEPT FOR SPECIAL CIRCUMSTANCES, THE BROWN ACT PROHIBITS THE ARCHITECTECTURAL REVIEW COMMITTEE OR STAFF FROM RESPONDING OR TAKING ACTION ON ANY COMMENTS MADE BY THE PUBLIC UNLESS IT PERTAINS TO AN ITEM THAT APPEARS ON THE AGENDA.** All speakers should give their name and city of residence, and please limit your remarks to three minutes.

CONTINUED ITEMS

- A. Design Review No. 06-007** – A recommendation to the Planning Commission for the construction of a shopping center with 3 buildings and an area of 42,550 square feet.

Applicant: Curt Ealy
Location: Ramon Road Adjacent to the Stater Brothers' Shopping Center
Zoning: PCC (Planned Community Commercial) District

Planner: Bud Kopp

Interim City Planner Bud Kopp presented the project to the Architectural Review Committee (ARC) and stated that the Development Services Committee (DSC) recommended that the backside of the buildings have some type of climbing vine to prevent graffiti. The applicant would be conditioned to make this part of the Final Landscaping Plan which would be approved by the ARC prior to the issuance of a Building Permit.

The ARC discussed the project and talked about the location of the loading areas and how the site would drain.

Committee Member Holt stated that he was concerned about the following issues: parking between the buildings, the Ramon Road Elevations, location of windows, and where signage would be placed.

A motion was made by Committee Member Southard, seconded by Committee Member Waters and approved by a vote of 4 -1 with the stipulation that prior to the issuance of a Building Permit, the Final Landscape Plan for the site would be approved by the ARC.

On discussion of the motion, Committee Member Holt stated that he opposed the project because he wanted Building 2 to be adjacent to the driveway and have more architectural enhancement on the buildings facing Ramon Road.

B. Conditional Use Permit 06-005 – A recommendation to the Planning Commission on the construction of a 4,331 square foot auto service facility.

Applicant: Seva Okhrimovski
Location: 68500 Ramon Road
Zoning: PCC (Planned Community Commercial) District and
Specific Plan No. 91-49
Planner: Rich Malacoff

A motion was made by Committee Member Holt, seconded by Committee Member Southard and approved by a vote of 5-0 to continue this item to July 10 meeting.

New Business

A. Conditional Use Permit No. 05-006. Final Landscape Plan for Mission Plaza Shopping Center Pad Site.

Applicant: David Hidalgo
Location: 35975 Date Palm Drive (APN 687-060-074)
Zoning: PCC (Planned Community Commercial) District
Planner: Ken Davis

Associate Planner Rich Malacoff presented the project to the ARC. As part of the approval for this project, the Landscape Plan needs to include the following:

- a. Inclusion of a Conceptual Irrigation Plan.
- b. Clear indication where landscaping will be used to screen mechanical, electrical, or irrigation equipment
- c. At least 50% of the trees shall be evergreen species.
- d. Landscaping shall consist primarily of drought tolerant materials that are consistent with the desert environment.
- e. All ground-mounted equipment such as mechanical, electrical, or irrigation equipment (Backflow preventers) shall be placed within a landscape planter with shrubbery and enclosed by a concrete mow strip. This type of equipment shall not be placed in a turf area and must not be visible from public view.
- f. All planter areas shall be lower than the surrounding pavement or shall have a mow strip to prevent ground cover from flowing onto sidewalk or walkways.
- g. Planter areas shall be separated by concrete mow strips.
- h. Any drain that terminates in a planter shall have a splash guard.
- i. All trees in open parking spaces shall be centered between parking spaces to provide optimal shading.
- j. All trees shall be double-staked and have arbor guards if they are in a turf area.
- k. Add 2 trees along the north row of parking adjacent to the sitting area.
- l. Replace the Jacaranda trees with a species that does not drop seeds.

A motion was made by Committee Member Waters, seconded by Committee Member Southard and approved by a vote of 5 - 0.

B. Conditional Use Permit No. 05-009. Final Landscape Plan for Smith Pipe and Supply.

Applicant: Smith Pipe and Supply
Location: Between Date Palm Drive and Eagle Canyon Drive
north of Victoria Avenue
Zoning: PLC (Planned Limited Commercial) District and
Specific Plan No. 90-43
Planner: Rich Malacoff

Associate Planner Malacoff presented the project and there was no substantive discussion.

A motion was made by Committee Member Waters, seconded by Committee Member Holt, and approved by a vote of 5 - 0.

B. Tentative Parcel Map No. 33934 and Planned Unit Development No. 05-002.
Construction of 294 residential condominium units on three (3) lots situated on approximately 29.4 acres.

Applicant: Inland Empire Land Company

Location: Northeast of the intersection of Crossley Road and Sarah Street
Zoning: R-2 (Multiple Family Residential) District
Planner: Rich Malacoff

Associate Planner Rich Malacoff presented the project to the ARC. Staff was concerned about three items:

1. The area north of Crossley Street have denser landscaping to keep people from jumping over the wall.
2. The side elevations of the building have more architectural features.
3. The rear of the garages have more architectural features.

The ARC felt that staff could approve these issues administratively. However, the final Landscape Plan would be approved by the ARC prior to the issuance of any permits.

The ARC asked various questions about the project of staff and the applicant.

A motion was made by Committee Member Waters, seconded by Committee Member Gerlach, and recommended for approval by a vote of 5 - 0.

DISCUSSION

None

COMMITTEE MEMBER COMMENTS

None

ADJOURNMENT

To the next regular meeting of the Architectural Review Committee to be held July 10, 2006, at 3:00 PM., at the City Hall - Study Session Room, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

NOTE TO THE PUBLIC:



IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT RICH MALACOFF, ASSOCIATE PLANNER AT (760) 770-0339. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING. [28 CFR 35.104 ADA TITLE II]